

Residential Lease Agreement

This Lease Agreement ("Lease") is made on **[DATE]** between **[LANDLORD NAME]** ("Landlord") and **[TENANT NAME(S)]** ("Tenant").

1. Property

Landlord rents to Tenant the property at **[FULL ADDRESS, UNIT]** (the "Property"), including: [furnishings/appliances, parking space, storage].

2. Term

The Lease begins on **[START DATE]** and ends on **[END DATE]**. ☐ After that, it continues month to month unless either party gives [30] days' written notice.

3. Rent

Rent is **[\$[AMOUNT]]** per month, due on the **[1st]** day of each month, paid by [method]. Rent paid more than [5] days late incurs a late fee of **[\$[AMOUNT]]**, as allowed by state law.

4. Security Deposit

Tenant pays a security deposit of **[\$[AMOUNT]]**. Landlord will return it, minus lawful deductions for unpaid rent or damage beyond normal wear and tear, within the time required by state law after Tenant moves out.

5. Utilities

Tenant pays: [electricity, internet, gas]. Landlord pays: [water, trash].

6. Occupants and Use

Only the Tenant(s) named above and [names of other occupants] may live at the Property. The Property may be used only as a private residence.

7. Maintenance and Repairs

Tenant will keep the Property clean and report needed repairs promptly. Landlord will make repairs needed to keep the Property safe and habitable. Tenant may not make alterations without written consent.

8. Pets and Smoking

Pets: ☐ not allowed ☐ allowed: [details, pet deposit]. Smoking: ☐ not allowed ☐ allowed outdoors only.

9. Entry by Landlord

Landlord may enter the Property for inspections, repairs or showings with at least [24] hours' notice, except in emergencies.

10. Subletting

Tenant may not sublet or assign this Lease without Landlord's written consent.

11. Ending the Lease

At the end of the Lease, Tenant will return all keys and leave the Property in the same condition as at move-in, except normal wear and tear.

12. General

This Lease is governed by the laws of **[STATE]**. It is the entire agreement between the parties and may only be changed in writing signed by both. Required state disclosures (e.g. lead paint for pre-1978 homes) are attached.

LANDLORD	TENANT
Signature: _____	Signature: _____
Name: _____	Name: _____
Date: _____	Date: _____

This template is for general information only and is not legal advice. Landlord-tenant laws vary by state and city; have a qualified lawyer review your lease before use. · Free lease agreement template by HighFlyers · highflyers.media/ai-templates/lease-agreement/